

CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
COUNCIL CHAMBERS, CITY HALL, 612 N MAIN ST
JANUARY 27, 2020, 12:00 PM (NOON)

1. CALL TO ORDER:
2. ROLL CALL:
3. Declaration Of Conflicts Of Interests
4. APPROVE AGENDA:
5. Approval Of Minutes: January 13, 2020

Documents:

[PLANNINGCOMMINUTES1132020.PDF](#)

6. Schedule The Next Meeting: February 10, 2020
7. Plat: A Plat Of Lots 2, 3, 4, 5 And 6, Block 6, MLC Addition, And A Portion Of West Pine Avenue, A Subdivision Of Lots 4A And 4B, Block 4, Morningview Addition To The City Of Mitchell, Davison County, South Dakota

Documents:

[PLATMORNINGVIEW.PDF](#)
[AERIALMLCPLAT2020.PDF](#)

8. Rezoning: Hearing And Action On An ORDINANCE CHANGING THE DISTRICT CLASSIFICATION Of Real Property Currently Owned By Avera Queen Of Peace From UD Urban Development And R4 High Density Residential Districts To The Ridge View On Foster Planned Development District

Documents:

[NOHAVERAHOUSINGPROJECT.PDF](#)
[AVERACOVENANTS.PDF](#)
[MASTER PLAN 1-20 OVERVIEW.PDF](#)
[MASTER PLAN 1-20 OVERVIEW.PDF](#)
[MASTER PLAN 1-20 PHASING.PDF](#)
[MASTER PLAN 1-20 EXAMPLES.PDF](#)
[AERIALAVERAZONING.PDF](#)
[AVERAFOOTPRINTS.PDF](#)
[15385-MADC 8TH FOSTER DEV LEGAL-PLAT 15X26.PDF](#)
[AVERANEIGHBORS.PDF](#)
[AVERALETTERS1232020.PDF](#)

9. OTHER BUSINESS:
10. PUBLIC INPUT: If You Need To Address The City Planning Commission On An Item That Was Not On The Agenda, Excluding Personnel Items, Please Come Forward To The Podium And State Your Name And Your Concern. Presentations Are Limited To Three Minutes. Items Will Be Considered But No Action Will Be Taken At This Time.
11. ADJOURNMENT:

"The City of Mitchell invites all interested parties to give oral or written comments. If special accommodations are required, please notify the Public Works Department at 605-995-8433 at least 24 hour prior to the scheduled meeting."

**CITY OF MITCHELL
CITY PLANNING COMMISSION MINUTES
January 13, 2020**

Not Approved

Vice-Chairman Molumby called the January 13, 2020 City Planning Commission Meeting to order at 12:00 pm, in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD.

Members Present: Molumby, Vaux, Genzlinger, Osterloo, Jirsa and Allen

Members Absent: Larson and Fergen

Staff Present: Putnam, Croce, T. Johnson, J. Johnson, Hegg, London, Schroeder, Ellwein, Mayor Everson

Declaration of Conflicts of Interest: none

Approval of Agenda: Motion by Vaux, seconded by Osterloo to approve the agenda as presented. All members present voting aye, motion carried.

Approval of Minutes: Motion by Genzlinger, seconded by Osterloo to approve the minutes of the December 30, 2019 meeting. All members present voting aye, motion carried.

Schedule next meeting: Motion by Genzlinger, seconded by Vaux to schedule the next meeting for January 27, 2020.

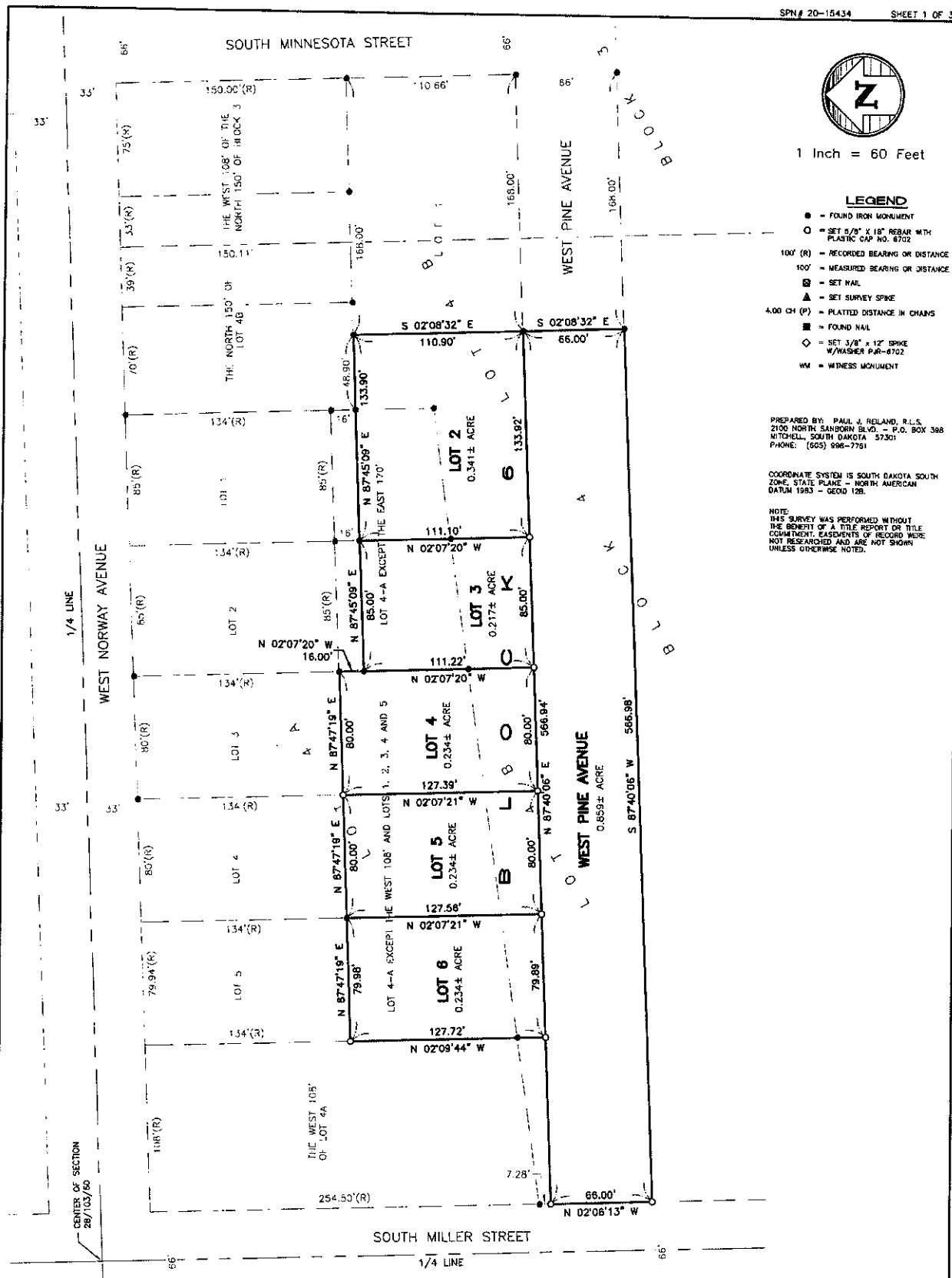
Variance: Darren, Devon, and Dustin Long have applied for a height variance of 28' vs 22' and a side-yard variance on a corner variance of 2' vs 20' for a construction of an addition to the existing building located at 520 S Rowley legally described as Lots 7, 8, and 9, Block 9, Van Eps 1st Addition, City of Mitchell, Davison County, South Dakota. Letters to the neighbors were mailed and a public notice has been published in the official newspaper. Dustin Long was present to answer questions. No one testified in opposition. Genzlinger expressed opposition to the variance and noted this is a residential area. Staff suggested the property pins should be located prior to approval. Motion by Osterloo, seconded by Jirsa to recommend approval of the variance with the condition the property pins be located. Roll Call: Molumby yes, Jirsa yes, Osterloo yes, Genzlinger, Vaux no, Larson absent, Fergen absent. Motion carries 3 to 2.

Conditional Use Permit: Alexis Jennings has applied for a conditional use permit to operate a family residential child care business at the property located at 1309 E 5th Ave, legally described as Lot 4, Block 1, Bridle Acres Addition, City of Mitchell, Davison County, SD. The applicant was not present. No opposition to the application was provided. Letters to the neighbors were sent and the public notice was sent to the official newspaper. Motion by Osterloo, seconded by Vaux to recommend the board of adjustment approved the conditional use permit with the following conditions; 1. Pass a fire inspection 2. The permit is not transferable 3. If the business ceases to operate for a period of six months or longer then a new permit will be required 4. The existing remain as long as a childcare business is operating. All members present voting aye, motion carried.

Other business: none

Public Input: none

Vice-Chairman Molumby adjourned the meeting at 12:15 pm.



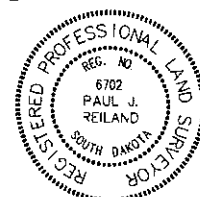
A PLAT OF LOTS 2, 3, 4, 5 AND 6, BLOCK 6, MLC ADDITION, AND A PORTION OF WEST PINE AVENUE, A SUBDIVISION OF LOTS 4A AND 4B, BLOCK 4, MORNINGVIEW ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

SPN

& Associates

Engineers, Planners and Surveyors

2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015



NOTICE OF HEARING

TO: City of Mitchell Planning Commission, Mayor Bob Everson, City of Mitchell Common Council, and the General Public.

You are hereby notified that the following proposed ordinance will be heard and considered by the City Planning Commission on Monday, January 27, 2020 at 12:00 pm (Noon) and the City Council will consider first reading on Monday, February 3, 2020 at 6:00 pm and second reading and adoption of the ordinance will be held on Tuesday, February 18, 2020 at 6:00 pm. All meetings will be held in the Council Chambers, City Hall, 612 N Main St, Mitchell, South Dakota. All interested parties may attend the public hearings and provide testimony.

ORDINANCE NO.

AN ORDINANCE CHANGING THE DISTRICT CLASSIFICATION OF THE REAL PROPERTY CURRENTLY DESCRIBED AS; Lots D-1 and R-1 in the NW ¼ of Section 23, T 103 N, R 60 W, Platted Various, City of Mitchell, Davison County, South Dakota from (UD) Urban Development District to The Planned Development District known as Ridge View on Foster Planned Development District and Irregular Tract 1 except Lot “NWPS” in the NW ¼ of Section 23, T 103 N, R 60 W, Platted Various, City of Mitchell, Davison County, South Dakota and the North 183 feet of Irregular Tract 2 in the NW ¼ of Section 23, T 103 N, R 60 W, Platted Various, City of Mitchell, Davison County, South Dakota from R4 High Density Residential District to The Planned Development District known as Ridge View on Foster Planned Development District.

The real property herein presently described will be platted and recorded with the Davison County Register of Deeds will be legally described as; Block 1, Block 2, Lots 1 through 19, Block 3, Lots 1 through 8, Block 4; Lots 1 and 2, Block 5, Lots 1 through 12, Block 6; Nagle Lane, Nursia Drive, and Peace Place, All in the Ridge View Foster Addition in the NW ¼ of Section 23, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota in which will in its entirety be within the district classification known as The Ridge View on Foster Planned Development District.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA:

Section 1: That the district classification of the real property currently described; Lots D-1 and R-1 in the NW ¼ of Section 23, T 103 N, R 60 W, Platted Various, City of Mitchell, Davison County, South Dakota from (UD) Urban Development District to The Planned Development District known as Ridge View on Foster Planned Development District and Irregular Tract 1 except Lot “NWPS” in the NW ¼ of Section 23, T 103 N, R 60 W, Platted Various, City of Mitchell, Davison County, South Dakota and the North 183 feet of Irregular Tract 2 in the NW ¼ of Section 23, T 103 N, R 60 W, Platted Various, City of Mitchell, Davison County, South Dakota and from R4 High Density Residential District to The Planned Development District known as Ridge View on Foster Planned Development District.

The real property herein presently described will be platted and recorded with the Davison County Register of Deeds will be legally described as; Block 1, Block 2, Lots 1 through 19, Block 3, Lots 1 through 8, Block 4; Lots 1 and 2, Block 5, Lots 1 through 12, Block 6; Nagle Lane, Nursia Drive, and Peace Place, All in Ridge View on Foster Addition in the NW ¼ of Section 23, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota in which will in its entirety be within the district classification known as Ridge View on Foster Planned Development District and to be identified by exhibit hereto attached to this ordinance.

- A. Purpose: This Planned Development District is intended for residential opportunities and provide for a variety of densities that provide the efficient and diverse utilization of land. Subareas A and C may provide non-residential activities that will compliment yet have minimum impact on the residential properties located within the district.
- B. Scope: The regulations set forth in this ordinance or elsewhere in the City of Mitchell Municipal Code when referred to in this ordinance are the district regulations that shall be governed within the Ridge View on Foster Planned Development District.

Subarea A. As identified in the exhibit hereto attached to this ordinance:

- A. Permitted Uses:
 - a. Single Family Dwelling
 - b. Multi-Family Dwelling
 - c. Bed & Breakfast
 - d. Lodging House
 - e. Retail Services and Trade within a principal building under 5,000 square feet
 - f. Coffeehouse
 - g. Financial Institutions
 - h. Business Service
 - i. Professional Office Facility
 - j. Private Club
 - k. Personal Health Service
 - l. Personal Service
 - m. Parks and playgrounds
 - n. Open Space
- B. Conditional Uses
 - a. Convenience Store
 - b. Hospice Residential Facility
 - c. Supportive Living
 - d. Indoor Recreational Services
 - e. Home Occupations
 - f. Family Residential Child Care

- C. Accessory Uses:
 - a. Accessory buildings for the permitted and conditional uses
 - b. Home Occupations, unless the criteria set forth in 10-56-2 is not met.
- D. Parking Regulations
 - a. Parking regulations within the Planned Development District shall comply the City of Mitchell Zoning Code
- E. Sign Regulations
 - a. The placement and installations of signs shall comply with Title 9 of the City of Mitchell Municipal Code
- F. Maximum Building Height
 - a. No principal building shall exceed two and one-half stories or 35 feet in height.
 - b. No accessory building shall exceed 20 feet in height
- G. Maximum Coverage
 - a. No more than 70% of the zoning lot area shall be covered with structures on real property intended for residential uses. For non-residential uses, there will be no requirement.
 - b. No accessory building shall exceed 1,250 square feet in area.
- H. Minimum Zoning Lot Area and Width
 - a. The minimum zoning lot area shall not be less than 2,500 square feet and a minimum zoning lot width of 25 feet for structures used only for residential purposes. Non-residential structures or structures including both residential and non-residential uses there will not be a minimum zoning lot area and width requirement.
- I. Minimum Yard Requirements, only applicable for structures used for residential properties exclusively. Not applicable for non-residential or structures housing both residential and non-residential uses.
 - a. Front Yard: 5 feet
 - b. Back Yard: 20 feet
 - c. Side Yard: 3 feet
 - d. Side Yard on a Corner: 15 feet

Subarea B as referenced in the Exhibit hereto attached to this ordinance:

- A. Permitted Uses:
 - a. Single Family Dwellings
 - b. Open Spaces
 - c. Parks and Playgrounds
- B. Conditional Uses:
 - a. Two-family dwellings
 - b. Family Residential Child Care
 - c. Home Occupations

- C. Accessory Uses:
 - a. Accessory buildings for permitted and conditional uses
 - b. Home Occupations, unless the criteria set forth in 10-56-2 is not met.
- D. Parking Regulations
 - a. Parking with the Planned Development District shall comply with the City of Mitchell Zoning Code
- E. Sign Regulations
 - a. The placement and installation of signs shall comply with Title 9, City of Mitchell Municipal Code
- F. Maximum Building Height
 - a. No principal building shall exceed two and one-half stories or 35 feet in height
 - b. No accessory building shall exceed 20 feet in height
- G. Maximum Zoning Lot Coverage
 - a. No more than seventy-five percent (75%) of the zoning lot area shall be covered with structures
 - b. No accessory building shall exceed 1,250 square feet in area
- H. Minimum Yard Requirements
 - a. Front Yard 25 feet
 - b. Back Yard 25 feet
 - c. Side Yard 3 feet
 - d. Side Yard on a corner 15 feet

Subarea C as reference in the exhibit hereto attached to this ordinance:

- A. Permitted Uses:
 - a. Single Family Dwellings
 - b. Open Spaces
 - c. Parks and Playgrounds
- B. Conditional Uses:
 - a. Multi-Family Dwellings
 - b. Childcare center, preschool, nursery
 - c. Family Residential Child Care
 - d. Home Occupations
- C. Accessory Uses:
 - a. Accessory buildings for the permitted and conditional uses
 - b. Home Occupations, unless the criteria set forth in 10-56-2 is not met.
- D. Parking Regulations:
 - a. Parking with the Planned Development shall comply with the City of Mitchell Zoning Code
- E. Sign Regulations:
 - a. The placement and installation of signs shall comply with Title 9, City of Mitchell Municipal Code

- F. Maximum Building Height:
 - a. No principal building shall exceed two and one-half stories or 35 feet in height.
 - b. No accessory building shall exceed 20 feet in height
- G. Maximum Coverage:
 - a. No more than seventy-five percent (75%) of the zoning lot area shall be covered with structures.
 - b. No accessory buildings shall exceed 1,250 square feet in area.
- H. Minimum Yard Requirements:
 - a. Front yard 5 feet
 - b. Back yard 25 feet
 - c. Side yard 3 feet
 - d. Side Yard on a corner 15 feet

Subarea D as reference in the exhibit hereto attached to this ordinance:

- A. Permitted Uses
 - a. Single Family Dwellings
 - b. Multi-Family Dwellings
 - c. Open Spaces
 - d. Parks and Playgrounds
- B. Conditional Uses:
 - a. Family Residential Day Care
 - b. Home Occupations
- C. Accessory Uses:
 - a. Accessory buildings for permitted and conditional uses
 - b. Home Occupations, unless the criteria set forth in 10-56-2 is not met.
- D. Parking Regulations
 - a. Parking within this Planned Development District shall comply with the City of Mitchell Zoning Code.
- E. Sign Regulations:
 - a. The placement and installation of signs shall comply with Title 9, City of Mitchell Municipal Code
- F. Maximum Building Height:
 - a. No principal building shall exceed two and one half stories or 35 feet in height
 - b. No accessory building shall exceed 20 feet in height
- G. Maximum Coverage
 - a. No more than ninety 90% of the zoning lot area shall be covered with structures.
 - b. No accessory building shall exceed 250 square feet in area

H. Minimum Zoning Lot Area and Width

- a. The minimum zoning lot area shall be no less than 5,000 square feet and a minimum zoning lot width of 30 feet

I. Minimum Yard Requirements:

- a. Front yard 10 feet
- b. Back yard 20 feet
- c. Side yard 3 feet for end dwelling structures units, common walls will be required on interior dwelling units.

Supplemental Regulations:

- A. The design standards set forth in the City of Mitchell Municipal Code in regards the installation of paved street improvements may be waived by City Council.

Section 2. That district classifications of the real property described in this ordinance are hereafter to be changed and the official zoning map to reflect the new district classification.

Section 3. The City Finance Officer shall publish notice of this ordinance, and the same shall become effective 20 days after the completed publication thereof, unless the referendum.

Passed and approved this the _____ day of _____ 2020.

MAYOR

ATTEST:

FINANCE OFFICER

FIRST READING: February 3, 2020
SECOND READING: February 18, 2020
ADOPTION: February 18, 2020

Publish three times: January 16 and 23, 2020, February 6, 2020

Approximate Costs:

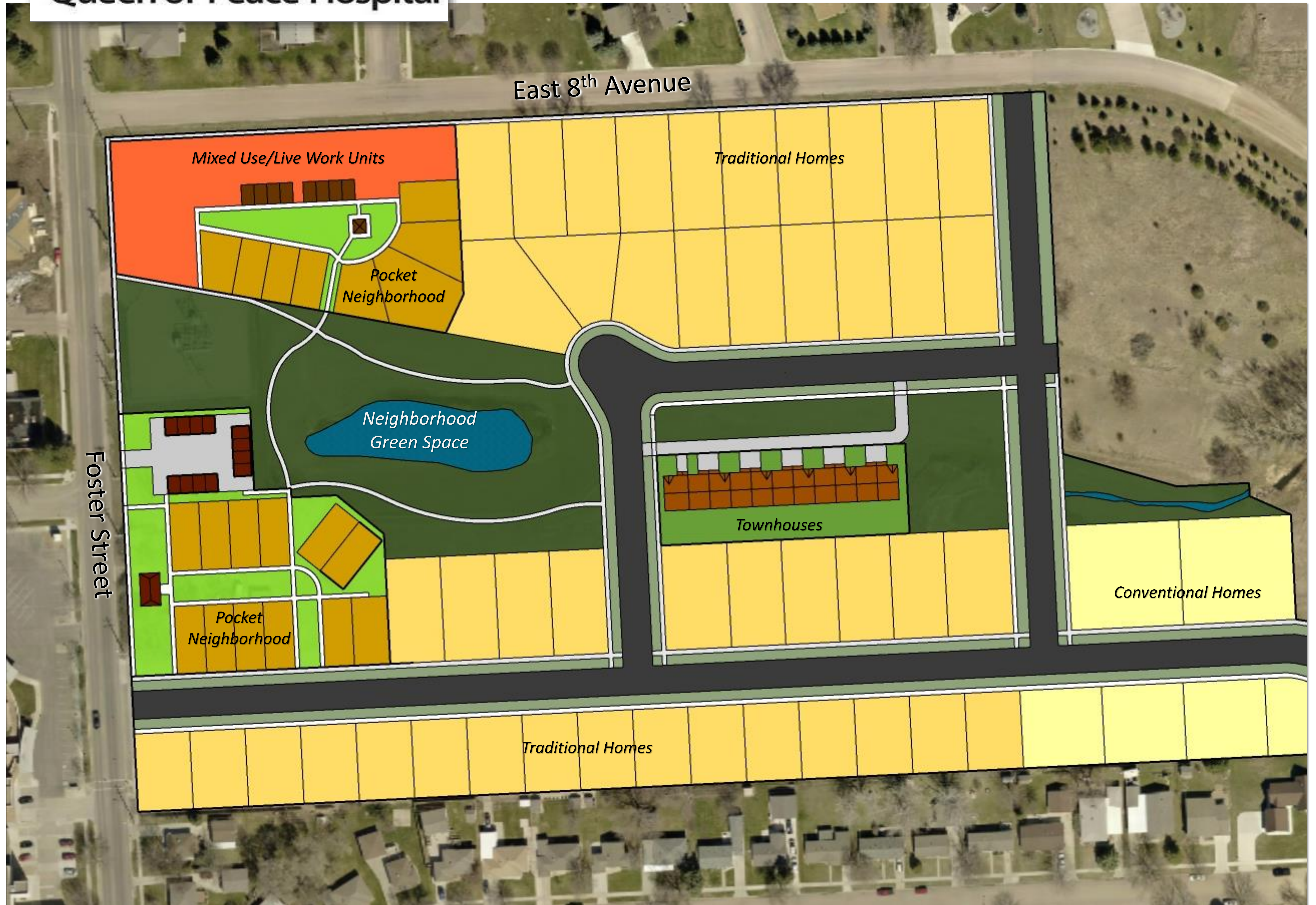
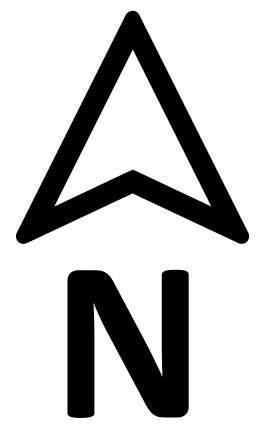
**PROPOSED RESTRICTION AND PROTECTIVE
COVENANTS AND CONDITIONS FOR RIDGE VIEW ON FOSTER PLANNED
DEVELOPMENT**

Avera Queen of Peace is currently evaluating the following proposed minimum restrictions and protective covenants on the recently announced Ridge View on Foster Planned Development. This Development will consist of 21.7 acres of land to be developed by the Mitchell Area Development Corporation (MADC) for the construction of attainable and workforce housing. These restrictions intend to exclude and prevent nuisances while enhancing each homeowner's peace and tranquility; thereby assuring each homeowner the full benefit and enjoyment of their home with no greater limitations on the free and undisturbed use of their home than is necessary to assure the same advantages to all neighbors.

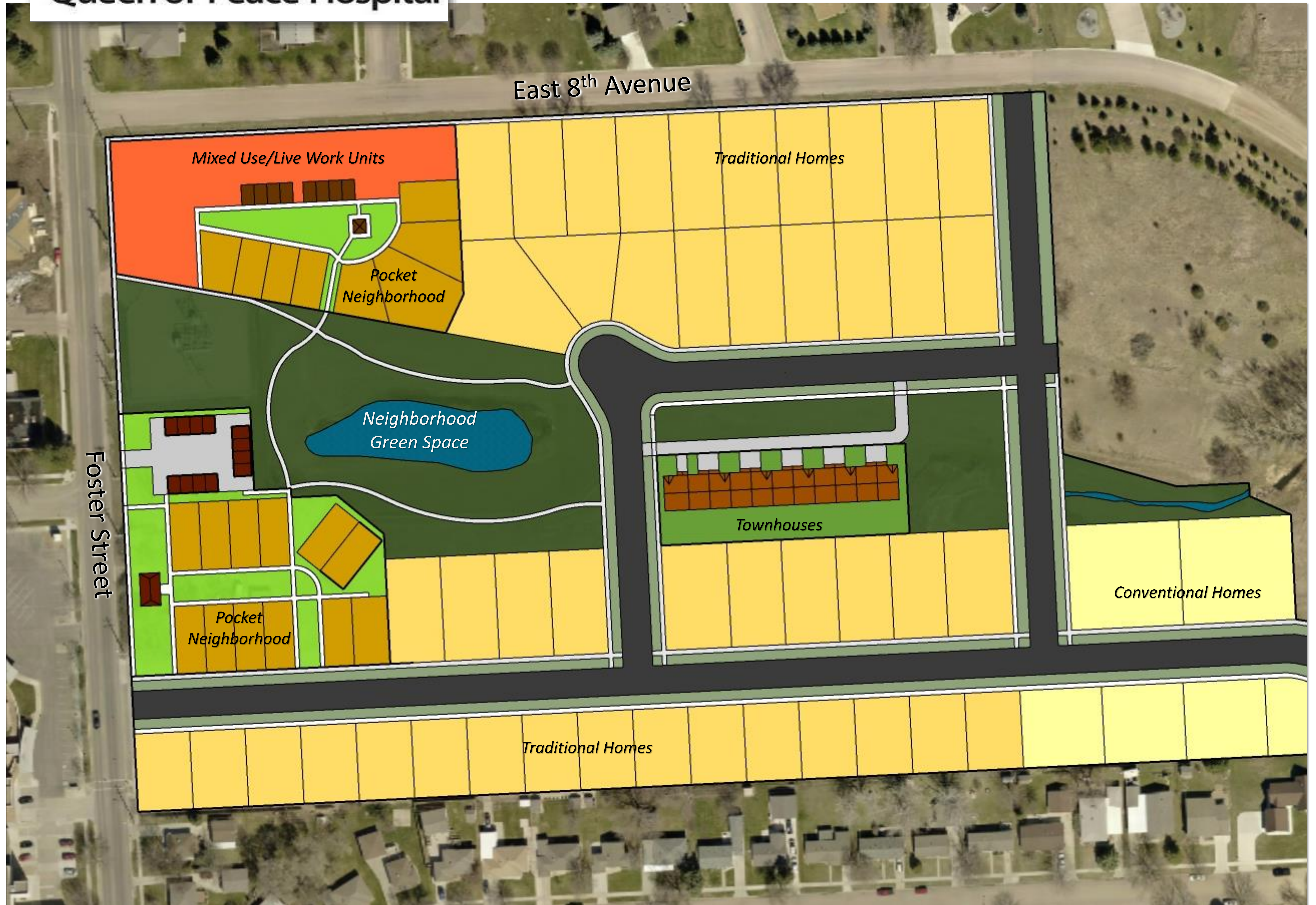
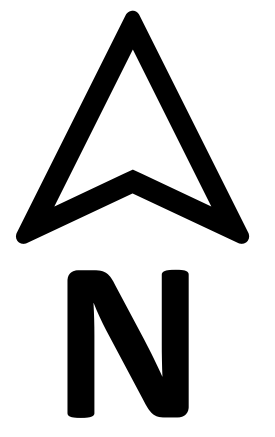
- An Architectural Review Committee of not more than three individuals will be appointed by the MADC to review and approve plans for improvement prior to development. This committee will disband following the substantial buildout of the Development.
- Plans for improvements must be approved by the Architectural Review Committee.
- The exterior of the home shall be in a style compatible and complimentary to the neighborhood and community.
- The construction of the principle structure shall begin within twelve months after each lot is transferred to a Partner Builder. Construction shall be completed within eighteen months of lot transfer.
- All improvements must be engineered in a manner that will ensure proper drainage without being detrimental to adjoining lots or properties.
- All primary dwellings in Block 2, 3, 4, and 5 shall have an attached garage on a permanent foundation.
- Houses must be designed with a minimum of two (2) different ridgelines and cannot be a perfect rectangle or square.
- All siding shall be solid cementitious or composite prefinished siding.
- Fences must be of wood, pvc, or comparable material and shall not be chain link material.
- Any above grade entry landings will be constructed of concrete or composite decking and railing.
- All machinery, equipment, snow blowers, lawn mowers, woodpiles, and storage areas shall be kept concealed from the neighboring property, streets, and public walkways.
- No storage or parking of recreational vehicles, trucks, buses, trailers, boats, campers for period of more than seventy-two (72) continuous hours shall be permitted.
- Each developed lot shall require at least one planted tree in accordance with the Mitchell Street Tree program.
- No single-family home may be rented or leased within a five-year period after initial completion.

-end-

Master Plan Concept



Master Plan Concept



Phasing Plan

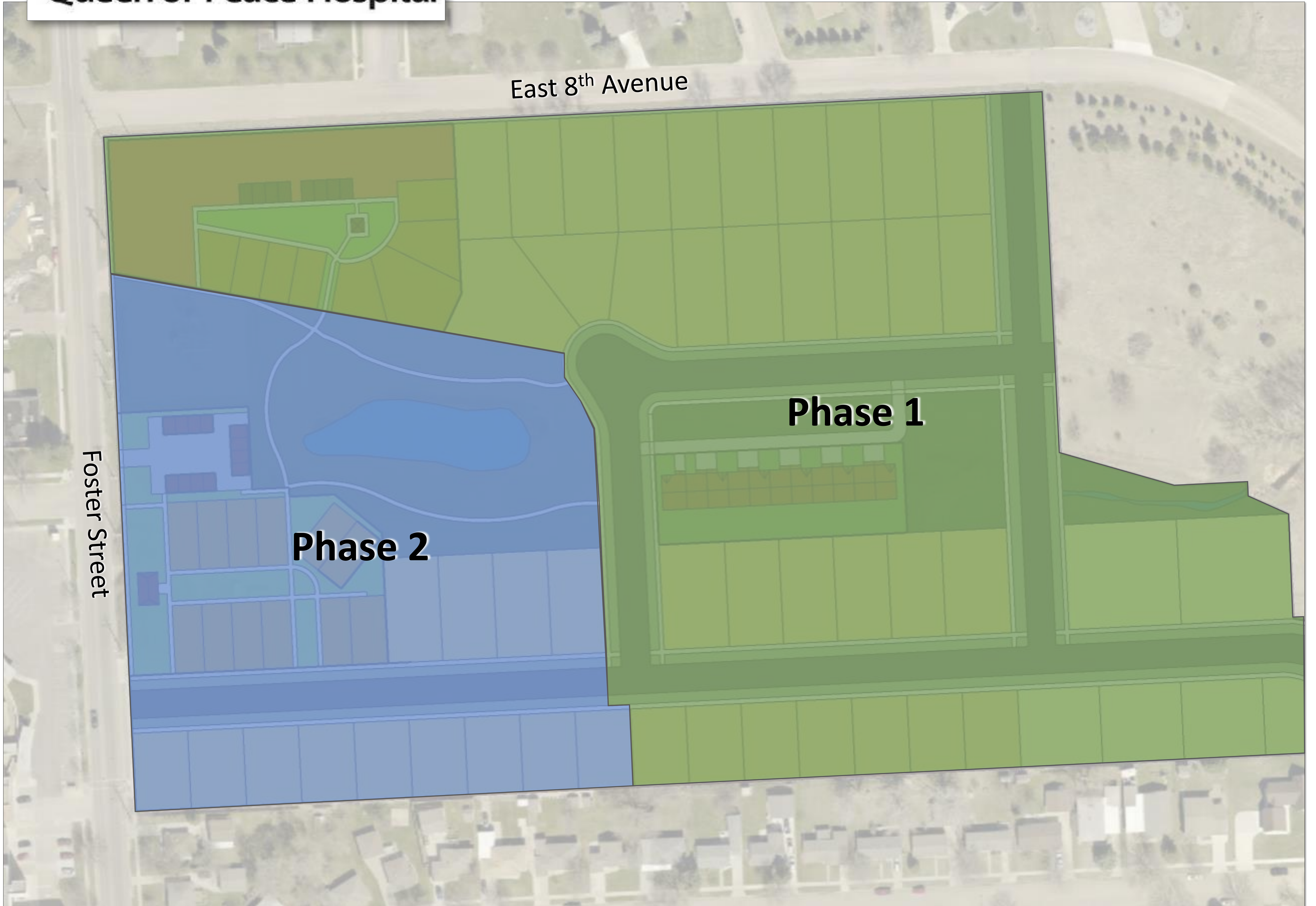


East 8th Avenue

Phase 1

Phase 2

Foster Street



Neighborhood Development Concepts



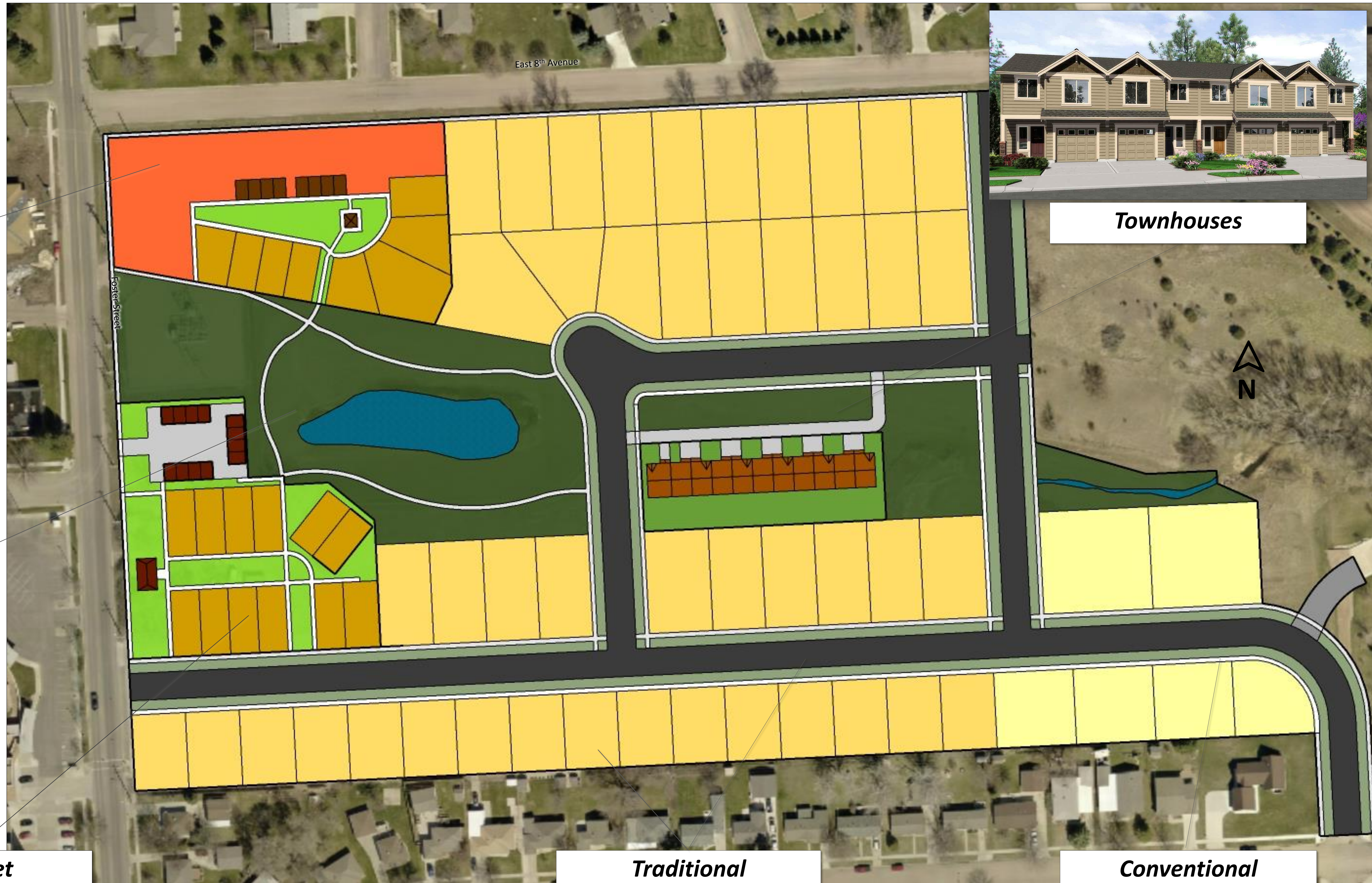
*Mixed Use/
Live-Work Units*



*Neighborhood
Green Space*



*Pocket
Neighborhoods*



Townhouses

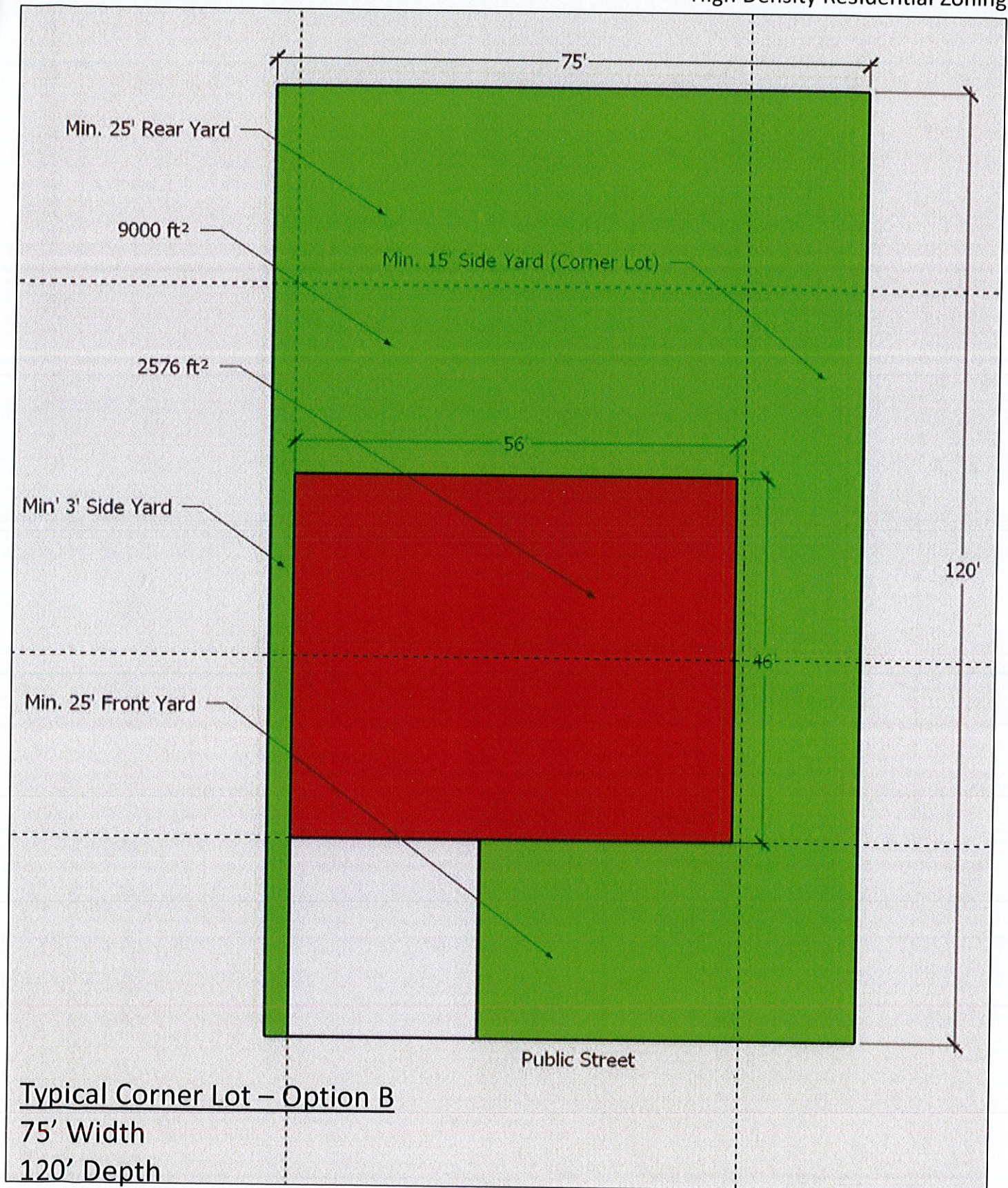
*Traditional
Homes*

*Conventional
Single Family*



Avera Development; Mitchell, South Dakota
Maximum Proposed Building Footprints

Assume R-4,
High Density Residential Zoning

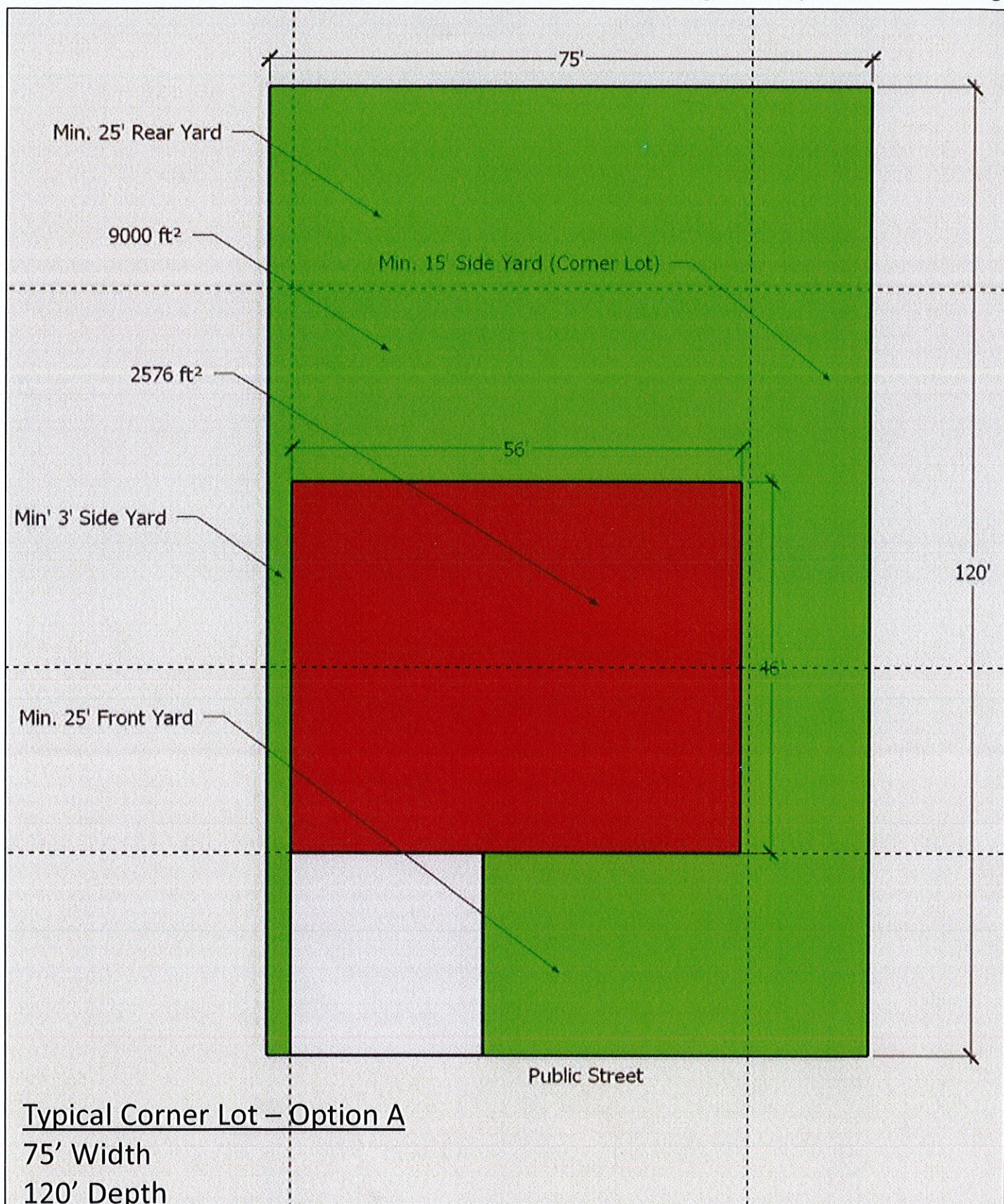


28.6% Coverage with Building Only

38.0% With Building and Hard Surfaces (Approx.)

Avera Development; Mitchell, South Dakota
Maximum Proposed Building Footprints

Assume R-4,
High Density Residential Zoning



28.6% Coverage with Building Only

38.0% With Building and Hard Surfaces (Approx.)

Avera Development; Mitchell, South Dakota

Maximum Proposed Building Footprints

Assume R-4,
High Density Residential Zoning

Min. 25' Rear Yard

7200 ft²

2576 ft²

Min' 3' Side Yard

Min. 25' Front Yard

Driveway

Typical Interior Lot

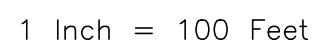
60' Width

120' Depth

35.78% Coverage with Building Only

46.00% With Building and Hard Surfaces (Approx.)



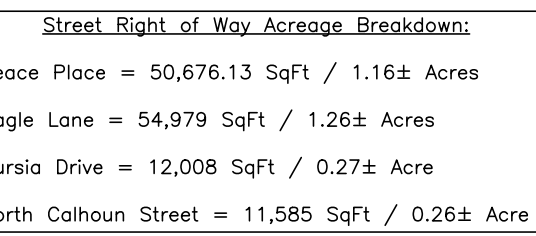
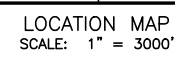


● = FOUND IRON MONUMENT
 ○ = SET 5/8" X 18" REBAR WITH PLASTIC CAP NOS. 6702
 100' (P) = PLATTED BEARING OR DISTANCE
 100' = MEASURED BEARING OR DISTANCE
 □ = SET NAIL
 ▲ = SET SURVEY SPIKE
 00 CH (P) = PLATTED DISTANCE IN CHAINS
 ■ = FOUND NAIL
 ◇ = SET 3/8" X 12" SPIKE W/WASHER P.J.R.-6702
 WM = WITNESS MONUMENT

COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH
ZONE, STATE PLANE - NORTH AMERICAN
DATUM 1983 - GEOID 12B.

NOTE:
THIS SURVEY WAS PERFORMED WITHOUT
THE BENEFIT OF A TITLE REPORT OR TITLE
COMMITMENT. EASEMENTS OF RECORD WERE
NOT RESEARCHED AND ARE NOT SHOWN
UNLESS OTHERWISE NOTED.

All Lots (Unless Noted On Drawing):
Side Yard: 3' Drainage Easement
Rear Yard: 5' Utility and Drainage Easement
(All Easements Are Dedicated By This Plat)



Block 1: 93,831 SqFt / 2.15± Acres
 Lot 2: 161,757 SqFt / 3.71± Acres
 Lot 3: 8,435 SqFt
 Lots 2 Thru 10 = 7,800 SqFt ea.
 Lot 11 = 14,183 SqFt
 Lot 12 = 11,555 SqFt
 Lots 13 Thru 18 = 7,800 SqFt ea.
 Lot 19 = 9,584 SqFt

Block 3: 120,378 SqFt / 2.76± Acres
 Lot 1 = 66,314 SqFt
 Lot 2 = 2,000 SqFt
 Lots 3 Thru 7 = 7,200 SqFt ea.
 Lot 8 = 9,046 SqFt

Block 4: 40,419 SqFt / 0.92± Acre
 Lot 1 = 20,419 SqFt
 Lot 2 = 20,001 SqFt

Block 5: 100,840 SqFt / 2.31± Acres
 Lot 1 = 10,239 SqFt
 Lot 2 = 10,278 SqFt
 Lot 3 = 10,331 SqFt
 Lot 4 = 10,385 SqFt
 Lot 5 = 7,361 SqFt
 Lot 6 = 7,387 SqFt
 Lot 7 = 7,413 SqFt
 Lot 8 = 7,439 SqFt
 Lot 9 = 7,465 SqFt
 Lot 10 = 7,491 SqFt
 Lot 11 = 7,518 SqFt
 Lot 12 = 7,544 SqFt

Block 6: 306,553 SqFt / 7.03± Acres

A PLAT OF BLOCK 1; LOTS 1 THROUGH 19, BLOCK 2; LOTS 1 THROUGH 8, BLOCK 3; LOTS 1 AND 2, BLOCK 4; LOTS 1 THROUGH 12, BLOCK 5; BLOCK 6; NAGLE LANE; NURSIA DRIVE; AND PEACE PLACE, ALL IN THE PRAIRIE ON FOSTER ADDITION IN THE NW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.



SPN & Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 596-0015

TOSHIBA
25530 COMMERCE CENTER DR
LAKE FOREST CA 92630

AVERA QUEEN OF PEACE
525 N FOSTER
MITCHELL SD 57301

KATHERINE & VAN WIRE
1415 ROLAND LN
MITCHELL SD 57301

ALLEN & MARSHA TUCHEN
1411 ROLAND LN *Called disapprove*
MITCHELL SD 57301

TIMOTHY & TERRIAN MURRAY
1416 ROLAND LN
MITCHELL SD 57301

MICHAEL & WANDA BAKER
1412 ROLAND LN
MITCHELL SD 57301

KELLY & KIMBERELY GREGG
1435 FIRESTEEL DR
MITCHELL SD 57301

DAN & JOANNE DARRINGTON
1431 FIRESTEEL DR
MITCHELL SD 57301

RICKY & VALERIE JOHNSON
1427 FIRESTEEL DR
MITCHELL SD 57301

DANIEL RHOADS
800 FIRESTEEL DR
MITCHELL SD 57301

DALE & MARLA HOLM
804 FIRESTEEL DR
MITCHELL SD 57301

ROCKY NIEWENHAUS
812 FIRESTEEL DR
MITCHELL SD 57301

DANIEL & MARY PRANGER
1624 E 8TH AVE
MITCHELL SD 57301

GAYLE & THOMAS DICE
PO BOX 790
MITCHELL SD 57301

THOMAS & CHARLYS DICE
PO BOX 790
MITCHELL SD 57301

WILLIAM & BARBARA GOLDAMMER
PO BOX 394
MITCHELL SD 57301

MICHELE PEITZ
608 N CALHOUN ST
MITCHELL SD 57301

TIM & CAROLYN KNIGHT
1700 BRIDLE DR
MITCHELL SD 57301

ALREN & ANNE MOKE
1708 BRIDLE DR
MITCHELL SD 57301

JEANETTE GEBEL
1716 BRIDLE DR
MITCHELL SD 57301

DENNIS BURNHAM
1616 BRIDLE DR
MITCHELL SD 57301

ROBERT & JEANNE LORENZ
1612 BRIDLE DR
MITCHELL SD 57301

ERIC DEGEN
1608 BRIDLE DR
MITCHELL SD 57301

LAVONNE HOEFS
VICKY VERHEY
1604 BRIDLE DR
MITCHELL SD 57301

MICHELLE & DANIEL MIKA
1600 BRIDLE DR
MITCHELL SD 57301

TIMOTHY CRELLY
1510 BRIDLE DR
MITCHELL SD 57301

DEREK COPE
1508 BRIDLE DR
MITCHELL SD 57301

BEATRICE NELSON
1506 BRIDLE DR
MITCHELL SD 57301

WILLIAM HAMILTON
1504 BRIDLE DR
MITCHELL SD 57301

KURT & GLORIA HENRICKSEN
1502 BRIDLE DR
MITCHELL SD 57301

EUGENE & JO ELAINE HAIAR
1500 BRIDLE DR
MITCHELL SD 57301

WILLIAM & CHERI HAMILTON
1400 E 5TH
MITCHELL SD 57301

SHIRLEY WUERTZER
1408 BRIDLE DR
MITCHELL SD 57301

DENNIS & LINDA STOKES
1406 BRIDLE DR
MITCHELL SD 57301

DAVID SOLMONSON
1404 BRIDLE DR
MITCHELL SD 57301

KATIE NOACK
1402 BRIDLE DR
MITCHELL SD 57301

WILLIAM & JUDITH GERAETS
1316 BRIDLE DR
MITCHELL SD 57301

RYAN STACH
1312 BRIDLE DR
MITCHELL SD 57301

BEN & JENNIFER EGLI
1308 BRIDLE DR
MITCHELL SD 57301

JOSHUA & ALLISON RUSSELL
40457 261ST ST
MITCHELL SD 57301

DAVYD TITZE
RODNEY TITZE
506 N FOSTER
MITCHELL SD 57301

MCKENZY & HEATHER YOUNG
510 N FOSTER
MITCHELL SD 57301

CHARLES & PEGGY FINKENBINER
1724 BRIDLE DR
MITCHELL SD 57301

PAUL & JANE STEHLY
601 ROSELANDER RD
MITCHELL SD 57301

JACQUELINE & QUENTON THOMPSON
1725 BRIDLE DR
MITCHELL SD 57301

KEVIN & MICHELE DEVRIES
1717 BRIDLE DR
MITCHELL SD 57301

JASON & ANN CARPENTER
1709 BRIDLE DR
MITCHELL SD 57301

ANDREW & BROOKE MENTELE
1701 BRIDLE DR
MITCHELL SD 57301

CAROLRAE MCCORKELL
1617 BRIDLE DR
MITCHELL SD 57301

JOSEPH & JENNA MILLER ANDREAU
1613 BRIDLE DDR
MITCHELL SD 57301

ROXANNE LARSON
1609 BRIDLE DR
MITCHELL SD 57301

HILLARY STERN
1605 BRIDLE DR
MITCHELL SD 57301

ANDREW KRUEGER
1601 BRIDLE DR
MITCHELL SD 57301

ERIC HUBBARD
1409 E 2ND AVE
MITCHELL SD 57301

JASON & AMY GEBHARD
1517 BRIDLE DR
MITCHELL SD 57301

SHANE TAYLOR
1513 BRIDLE DR
MITCHELL SD 57301

BRENT SCHMIDT
1509 BRIDLE DR
MITCHELL SD 57301

GARY & GLORIA OLDENBERG
1505 BRIDLE DR
MITCHELL SD 57301

LAURRIEE BESTON
1501 BRIDLE DR
MITCHELL SD 57301

DERIK WEIGANDT
1411 BRIDLE DR
MITCHELL SD 57301

KALLA SAUVAGE
SARAH HARGENS
1409 BRIDLE DR
MITCHELL SD 57301

COLLIN KOWALL
1407 BRIDLE DR
MITCHELL SD 57301

TONIA LAGG
1405 BRIDLE DR
MITCHELL SD 57301

LINDA AAKER
PO BOX 474
MITCHELL SD 57301

DAWN GRISSOM
1401 BRIDLE DR
MITCHELL SD 57301

WILLIAM & CHERI HAMILTON
1400 E 5TH
MITCHELL SD 57301

DAVID & PAMELA PUNT
1305 E 5TH
MITCHELL SD 57301

COLLEEN NOHR CREDIT
SHELTER TRUST
1301 E 5TH
MITCHELL SD 57301

MICHAEL & PAMELA BATHKE
1660 E 8TH
MITCHELL SD 57301



January 15, 2020

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED, that a proposed ordinance described in the enclosed 'Notice of Hearing' would change the current zoning of the identified real property from Urban Development District and High Density Residential District to a planned unit development district known as the Ridge View on Foster Planned Development District will be considered by the city planning commission and city council.

The City Planning Commission will be conducting a hearing on this request on Monday, January 27, 2020 at 12:00 pm (noon). The City Council will be holding first reading on the rezoning ordinance on Monday February 3, 2020 and the second reading and adoption of the proposed ordinance will be held on Tuesday, February 18, 2020, both council meetings will at 6:00 pm. All meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

① We

Kelly, Kim Gregg
OWNER

1435 Finsteel Dr.

ADDRESS

____ APPROVE

X DISAPPROVE

No response will indicate approval.

COMMENTS: would like along 8th to be zoned R1 to blend in with other homes across street. Get rid of mixed use area.

Mark Vaux should be recused from vote - conflict of interest since on P&Z board. Charging a TIF to existing homes seems awful when we would be losing value of property with proposed addition as it is. Only having 8th street for entry to this seems dangerous and a problem waiting to happen with water, drainage, traffic flow & fire code restrictions. The existing streets should be extended.

Outside expectations



January 15, 2020

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED, that a proposed ordinance described in the enclosed 'Notice of Hearing' would change the current zoning of the identified real property from Urban Development District and High Density Residential District to a planned unit development district known as the Ridge View on Foster Planned Development District will be considered by the city planning commission and city council.

The City Planning Commission will be conducting a hearing on this request on Monday, January 27, 2020 at 12:00 pm (noon). The City Council will be holding first reading on the rezoning ordinance on Monday February 3, 2020 and the second reading and adoption of the proposed ordinance will be held on Tuesday, February 18, 2020, both council meetings will at 6:00 pm. All meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

I/We Rocky Nieuwenhuis / Melinda Kristensen
OWNER

812 Firesteel Dr Mitchell SD 57301
ADDRESS

____ APPROVE

X DISAPPROVE

No response will indicate approval.

COMMENTS:



January 15, 2020

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED, that a proposed ordinance described in the enclosed 'Notice of Hearing' would change the current zoning of the identified real property from Urban Development District and High Density Residential District to a planned unit development district known as the Ridge View on Foster Planned Development District will be considered by the city planning commission and city council.

The City Planning Commission will be conducting a hearing on this request on Monday, January 27, 2020 at 12:00 pm (noon). The City Council will be holding first reading on the rezoning ordinance on Monday February 3, 2020 and the second reading and adoption of the proposed ordinance will be held on Tuesday, February 18, 2020, both council meetings will at 6:00 pm. All meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

I/We Burt Schmitt
OWNER

1509 Bridle Drive
ADDRESS

☐ APPROVE

☒ DISAPPROVE

No response will indicate approval.

COMMENTS:

Outside expectations

City of Mitchell | Public Works
612 North Main Street | Mitchell, SD 57301
Phone: 605-995-8433 | Fax: 605-995-8410
CityOfMitchell.org



January 15, 2020

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED, that a proposed ordinance described in the enclosed 'Notice of Hearing' would change the current zoning of the identified real property from Urban Development District and High Density Residential District to a planned unit development district known as the Ridge View on Foster Planned Development District will be considered by the city planning commission and city council.

The City Planning Commission will be conducting a hearing on this request on Monday, January 27, 2020 at 12:00 pm (noon). The City Council will be holding first reading on the rezoning ordinance on Monday February 3, 2020 and the second reading and adoption of the proposed ordinance will be held on Tuesday, February 18, 2020, both council meetings will at 6:00 pm. All meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

I/We Mandy Takagi
OWNER

820 Firesteel Dr.

ADDRESS

☐ APPROVE

☒ DISAPPROVE

No response will indicate approval.

COMMENTS:

Outside expectations



January 15, 2020

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED, that a proposed ordinance described in the enclosed 'Notice of Hearing' would change the current zoning of the identified real property from Urban Development District and High Density Residential District to a planned unit development district known as the Ridge View on Foster Planned Development District will be considered by the city planning commission and city council.

The City Planning Commission will be conducting a hearing on this request on Monday, January 27, 2020 at 12:00 pm (noon). The City Council will be holding first reading on the rezoning ordinance on Monday February 3, 2020 and the second reading and adoption of the proposed ordinance will be held on Tuesday, February 18, 2020, both council meetings will at 6:00 pm. All meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

I/We Gayle Dice AND Tom Dice Tenants in Common.
OWNER

SW QTR 14-103-60
ADDRESS

 APPROVE

X DISAPPROVE

No response will indicate approval.

COMMENTS:

We are opposed because we believe that the houses on the North side of east 8th Street deserve to have comparable sized lots across the street. Lots facing 8th should be large enough to accommodate attached two car garages to avoid the on-street parking. When we developed the Firesteel Heights subdivision, we contractually required the lots to have houses with a minimum of 1,300 square feet and attached double garages. Each lot was assessed and taxed after plotting and was assessed for water, sewer, curb and streets. These properties deserve respect and protection.

Gayle Dice Tom Dice *Outside expectations*



January 15, 2020

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED, that a proposed ordinance described in the enclosed 'Notice of Hearing' would change the current zoning of the identified real property from Urban Development District and High Density Residential District to a planned unit development district known as the Ridge View on Foster Planned Development District will be considered by the city planning commission and city council.

The City Planning Commission will be conducting a hearing on this request on Monday, January 27, 2020 at 12:00 pm (noon). The City Council will be holding first reading on the rezoning ordinance on Monday February 3, 2020 and the second reading and adoption of the proposed ordinance will be held on Tuesday, February 18, 2020, both council meetings will at 6:00 pm. All meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

I/We

Ronald Wummers
OWNER

1311 Roland Lane

ADDRESS

 APPROVE

X DISAPPROVE

No response will indicate approval.

COMMENTS:

*lots South of 8th Street
Please zone as R-1*

*Thank
you*

Outside expectations



January 15, 2020

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED, that a proposed ordinance described in the enclosed 'Notice of Hearing' would change the current zoning of the identified real property from Urban Development District and High Density Residential District to a planned unit development district known as the Ridge View on Foster Planned Development District will be considered by the city planning commission and city council.

The City Planning Commission will be conducting a hearing on this request on Monday, January 27, 2020 at 12:00 pm (noon). The City Council will be holding first reading on the rezoning ordinance on Monday February 3, 2020 and the second reading and adoption of the proposed ordinance will be held on Tuesday, February 18, 2020, both council meetings will at 6:00 pm. All meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

I/We Grant Uecker
OWNER

1315 Roland Lane
ADDRESS

☐ APPROVE

☒ DISAPPROVE

No response will indicate approval.

COMMENTS:

*we would like the lot south of
8th street to be zoned R-1 to
blend to our existing
neighborhood.*

Outside expectations



January 15, 2020

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED, that a proposed ordinance described in the enclosed 'Notice of Hearing' would change the current zoning of the identified real property from Urban Development District and High Density Residential District to a planned unit development district known as the Ridge View on Foster Planned Development District will be considered by the city planning commission and city council.

The City Planning Commission will be conducting a hearing on this request on Monday, January 27, 2020 at 12:00 pm (noon). The City Council will be holding first reading on the rezoning ordinance on Monday February 3, 2020 and the second reading and adoption of the proposed ordinance will be held on Tuesday, February 18, 2020, both council meetings will at 6:00 pm. All meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

I/We Debra and Jean Ammon
OWNER

1316 Roland Lane, Mitchell, S. D.
ADDRESS

____ APPROVE

X DISAPPROVE

No response will indicate approval.

COMMENTS:

We would like the lots south of 8th street to be zoned R-1 to blend to our existing neighborhood.

Outside expectations



January 15, 2020

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED, that a proposed ordinance described in the enclosed 'Notice of Hearing' would change the current zoning of the identified real property from Urban Development District and High Density Residential District to a planned unit development district known as the Ridge View on Foster Planned Development District will be considered by the city planning commission and city council.

The City Planning Commission will be conducting a hearing on this request on Monday, January 27, 2020 at 12:00 pm (noon). The City Council will be holding first reading on the rezoning ordinance on Monday February 3, 2020 and the second reading and adoption of the proposed ordinance will be held on Tuesday, February 18, 2020, both council meetings will at 6:00 pm. All meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

I/We

Cornie Larsen

OWNER

1400 Roland Lane, Mitchell, SD 57301

ADDRESS

 APPROVE

X DISAPPROVE

No response will indicate approval.

COMMENTS:

we prefer the lots south of 8th street
to be zoned R#1 to blend to our existing
Neighborhood - Please -

Outside expectations



January 15, 2020

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED, that a proposed ordinance described in the enclosed 'Notice of Hearing' would change the current zoning of the identified real property from Urban Development District and High Density Residential District to a planned unit development district known as the Ridge View on Foster Planned Development District will be considered by the city planning commission and city council.

The City Planning Commission will be conducting a hearing on this request on Monday, January 27, 2020 at 12:00 pm (noon). The City Council will be holding first reading on the rezoning ordinance on Monday February 3, 2020 and the second reading and adoption of the proposed ordinance will be held on Tuesday, February 18, 2020, both council meetings will at 6:00 pm. All meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

I/We Valerie Johnson
OWNER

1427 Firesteel Dr., Mitchell
ADDRESS

____ APPROVE

X DISAPPROVE

No response will indicate approval.

COMMENTS: *I'm concerned about the number of homes planned for the space. I'm also concerned about disruption and added cost to our neighborhood.*



Outside expectations



January 15, 2020

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED, that a proposed ordinance described in the enclosed 'Notice of Hearing' would change the current zoning of the identified real property from Urban Development District and High Density Residential District to a planned unit development district known as the Ridge View on Foster Planned Development District will be considered by the city planning commission and city council.

The City Planning Commission will be conducting a hearing on this request on Monday, January 27, 2020 at 12:00 pm (noon). The City Council will be holding first reading on the rezoning ordinance on Monday February 3, 2020 and the second reading and adoption of the proposed ordinance will be held on Tuesday, February 18, 2020, both council meetings will at 6:00 pm. All meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

I/We Derek Cope
OWNER

1508 Bridle Drive, Mitchell, SD 57301
ADDRESS

☐ APPROVE

☒ DISAPPROVE

No response will indicate approval.

COMMENTS:

Outside expectations



5-46-20

January 15, 2020

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED, that a proposed ordinance described in the enclosed 'Notice of Hearing' would change the current zoning of the identified real property from Urban Development District and High Density Residential District to a planned unit development district known as the Ridge View on Foster Planned Development District will be considered by the city planning commission and city council.

The City Planning Commission will be conducting a hearing on this request on Monday, January 27, 2020 at 12:00 pm (noon). The City Council will be holding first reading on the rezoning ordinance on Monday February 3, 2020 and the second reading and adoption of the proposed ordinance will be held on Tuesday, February 18, 2020, both council meetings will at 6:00 pm. All meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

I/We Linda Aaker - 1616 East 5th
OWNER

ADDRESS

____ APPROVE

X DISAPPROVE

No response will indicate approval.

COMMENTS: Is there an actual 'need' in Mitchell for that many 'affordable homes'? I fear it will create a market glut (laws of supply & demand) that will markedly reduce the value of homes in that area.

Outside expectations



January 15, 2020

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED, that a proposed ordinance described in the enclosed 'Notice of Hearing' would change the current zoning of the identified real property from Urban Development District and High Density Residential District to a planned unit development district known as the Ridge View on Foster Planned Development District will be considered by the city planning commission and city council.

The City Planning Commission will be conducting a hearing on this request on Monday, January 27, 2020 at 12:00 pm (noon). The City Council will be holding first reading on the rezoning ordinance on Monday February 3, 2020 and the second reading and adoption of the proposed ordinance will be held on Tuesday, February 18, 2020, both council meetings will at 6:00 pm. All meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

I/We Don & Kathy Wine
OWNER

1415 Roland Lane, Mitchell, S.D. 57301
ADDRESS

☐ APPROVE

☒ DISAPPROVE

No response will indicate approval.

COMMENTS:

Please see attached sheet

Comments regarding Urban Development of Ridge View

We feel that the proposed sub-area A does not fit the present established neighborhood to the north side of 8th St. We feel that sub-area B should run the entire length of the south side of 8th St, with an R-1 zoning, as a buffer, to blend into and protect the existing established neighborhood to the north side of 8th St, namely Roland Ln. and Firesteel Dr.

Please drive through our neighborhood and notice the large, spacious lots and openness before you vote. The proposed 60' lot width is too narrow, and doesn't blend into our neighborhood.

Also we feel that all infrastructure (roads, curb & gutter, sidewalks, utilities, etc.) should be completed before actual home building begins. During construction, please protect our quiet neighborhoods: create access off of Foster St., (and not 8th St. or Bridle Dr. for all construction traffic).

City of Mitchell | Public Works
612 North Main Street | Mitchell, SD 57301
Phone: 605-995-8433 | Fax: 605-995-8410
CityOfMitchell.org



January 15, 2020

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED, that a proposed ordinance described in the enclosed 'Notice of Hearing' would change the current zoning of the identified real property from Urban Development District and High Density Residential District to a planned unit development district known as the Ridge View on Foster Planned Development District will be considered by the city planning commission and city council.

The City Planning Commission will be conducting a hearing on this request on ~~Monday~~ ^{Friday}, January ~~27~~ ²⁴, 2020 at 12:00 pm (noon). The City Council will be holding first reading on the rezoning ordinance on Monday February 3, 2020 and the second reading and adoption of the proposed ordinance will be held on Tuesday, February 18, 2020, both council meetings will at 6:00 pm. All meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

I/We

Anthony Magnuson
OWNER

1424 First St

ADDRESS

☐ APPROVE

☒ DISAPPROVE

No response will indicate approval.

COMMENTS:

Concerned about property values

Outside expectations



January 15, 2020

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED, that a proposed ordinance described in the enclosed 'Notice of Hearing' would change the current zoning of the identified real property from Urban Development District and High Density Residential District to a planned unit development district known as the Ridge View on Foster Planned Development District will be considered by the city planning commission and city council.

The City Planning Commission will be conducting a hearing on this request on ~~Monday~~ ^{Friday}, January 24, 2020 at 12:00 pm (noon). The City Council will be holding first reading on the rezoning ordinance on Monday February 3, 2020 and the second reading and adoption of the proposed ordinance will be held on Tuesday, February 18, 2020, both council meetings will at 6:00 pm. All meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

I/We

Susan M. Serie Paul J. Serie
OWNER

1510 Ridge Ln, Mitchell

ADDRESS

____ APPROVE

☒ DISAPPROVE

No response will indicate approval.

COMMENTS:

I am very concerned about the lot sizes, the value of our home going down, and it's not a well thought out "neighborhood".

Outside expectations



January 15, 2020

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED, that a proposed ordinance described in the enclosed 'Notice of Hearing' would change the current zoning of the identified real property from Urban Development District and High Density Residential District to a planned unit development district known as the Ridge View on Foster Planned Development District will be considered by the city planning commission and city council.

The City Planning Commission will be conducting a hearing on this request on Monday, January 27, 2020 at 12:00 pm (noon). The City Council will be holding first reading on the rezoning ordinance on Monday February 3, 2020 and the second reading and adoption of the proposed ordinance will be held on Tuesday, February 18, 2020, both council meetings will at 6:00 pm. All meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

I/We

Carolyn Sweet
OWNER

P.O. Box 1320 Tirosteel Drive

ADDRESS

☐ APPROVE



☒ DISAPPROVE

No response will indicate approval.

COMMENTS:

Value of home
Traffic

Outside expectations



January 15, 2020

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED, that a proposed ordinance described in the enclosed 'Notice of Hearing' would change the current zoning of the identified real property from Urban Development District and High Density Residential District to a planned unit development district known as the Ridge View on Foster Planned Development District will be considered by the city planning commission and city council.

The City Planning Commission will be conducting a hearing on this request on Monday, January 27, 2020 at 12:00 pm (noon). The City Council will be holding first reading on the rezoning ordinance on Monday February 3, 2020 and the second reading and adoption of the proposed ordinance will be held on Tuesday, February 18, 2020, both council meetings will at 6:00 pm. All meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

I/We Jay + Betty Anderson
OWNER

1300 Roland Lane

ADDRESS

 APPROVE

 X DISAPPROVE

No response will indicate approval.

COMMENTS:

concerns: neighborhood aesthetics, traffic,
houses way to cramped together, think about it
please!

Outside expectations



January 15, 2020

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED, that a proposed ordinance described in the enclosed 'Notice of Hearing' would change the current zoning of the identified real property from Urban Development District and High Density Residential District to a planned unit development district known as the Ridge View on Foster Planned Development District will be considered by the city planning commission and city council.

The City Planning Commission will be conducting a hearing on this request on ^{Friday 21} Monday, January 27, 2020 at 12:00 pm (noon). The City Council will be holding first reading on the rezoning ordinance on Monday February 3, 2020 and the second reading and adoption of the proposed ordinance will be held on Tuesday, February 18, 2020, both council meetings will at 6:00 pm. All meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

I/We

Jason Swanson

OWNER

1501 Ridge Ln.

ADDRESS

 APPROVE

 X DISAPPROVE

No response will indicate approval.

COMMENTS:

I feel this needs to be well planned out + covenants to keep things up in the area.

Outside expectations

January 15, 2020

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED, that a proposed ordinance described in the enclosed 'Notice of Hearing' would change the current zoning of the identified real property from Urban Development District and High Density Residential District to a planned unit development district known as the Ridge View on Foster Planned Development District will be considered by the city planning commission and city council.

The City Planning Commission will be conducting a hearing on this request on Monday, January 27, 2020 at 12:00 pm (noon). The City Council will be holding first reading on the rezoning ordinance on Monday February 3, 2020 and the second reading and adoption of the proposed ordinance will be held on Tuesday, February 18, 2020, both council meetings will at 6:00 pm. All meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

I/We

Michael & Pamela Bethke

OWNER

Michael Bethke

Pamela Bethke

1660 E 8th

ADDRESS

 APPROVE

X

DISAPPROVE

No response will indicate approval.

COMMENTS:

The proposed development does not blend well with the existing homes on the North side of 8th St and the Firesteel Heights neighborhood. Concerns include lot sizes (both widths & square footage), conditional use allowances, retail business in Sub Area A, traffic flow and congestion & placement of streets.



January 15, 2020

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED, that a proposed ordinance described in the enclosed 'Notice of Hearing' would change the current zoning of the identified real property from Urban Development District and High Density Residential District to a planned unit development district known as the Ridgeview Foster Planned Development District will be considered by the city planning commission and city council.

The City Planning Commission will be conducting a hearing on this request on Monday, January 27, 2020 at 12:00 pm (noon). The City Council will be holding first reading on the rezoning ordinance on Monday February 3, 2020 and the second reading and adoption of the proposed ordinance will be held on Tuesday, February 18, 2020, both council meetings will at 6:00 pm. All meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

I/We Kurt & Gloria Henriksen
OWNER

1502 Briar Dr.
ADDRESS

 APPROVE

X DISAPPROVE

No response will indicate approval.

COMMENTS:

Concern about drainage
to alley for utilities right away

Outside expectations



January 15, 2020

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED, that a proposed ordinance described in the enclosed 'Notice of Hearing' would change the current zoning of the identified real property from Urban Development District and High Density Residential District to a planned unit development district known as the Ridge View on Foster Planned Development District will be considered by the city planning commission and city council.

The City Planning Commission will be conducting a hearing on this request on Monday, January 27, 2020 at 12:00 pm (noon). The City Council will be holding first reading on the rezoning ordinance on Monday February 3, 2020 and the second reading and adoption of the proposed ordinance will be held on Tuesday, February 18, 2020, both council meetings will at 6:00 pm. All meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

I/We Erii Degen
OWNER

1408 Bridge Drive
ADDRESS

 APPROVE

X DISAPPROVE

No response will indicate approval.

COMMENTS:

Outside expectations



January 15, 2020

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED, that a proposed ordinance described in the enclosed 'Notice of Hearing' would change the current zoning of the identified real property from Urban Development District and High Density Residential District to a planned unit development district known as the Ridge View on Foster Planned Development District will be considered by the city planning commission and city council.

The City Planning Commission will be conducting a hearing on this request on Monday, January 27, 2020 at 12:00 pm (noon). The City Council will be holding first reading on the rezoning ordinance on Monday February 3, 2020 and the second reading and adoption of the proposed ordinance will be held on Tuesday, February 18, 2020, both council meetings will at 6:00 pm. All meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

I/We

Ann Rarrington Joanne Dairnfor
OWNER

1431 Forested Drive, Mitchell, SD

ADDRESS

____ APPROVE

X DISAPPROVE

No response will indicate approval.

COMMENTS:

Outside expectations



January 15, 2020

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED, that a proposed ordinance described in the enclosed 'Notice of Hearing' would change the current zoning of the identified real property from Urban Development District and High Density Residential District to a planned unit development district known as the Ridge View on Foster Planned Development District will be considered by the city planning commission and city council.

The City Planning Commission will be conducting a hearing on this request on Monday, January 27, 2020 at 12:00 pm (noon). The City Council will be holding first reading on the rezoning ordinance on Monday February 3, 2020 and the second reading and adoption of the proposed ordinance will be held on Tuesday, February 18, 2020, both council meetings will at 6:00 pm. All meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

I/We ☒

Tim & Terri Ann Murray

OWNER

1416 Roland Lane

ADDRESS

☐

APPROVE

☒

DISAPPROVE

No response will indicate approval.

COMMENTS:

I AM NOT IN FAVOR OF 60' Lots.
MY LOT ON 8TH STR. IS OVER 200'
SO YOU WOULD BE PUTTING 3 HOUSES
TO MY ONE.

Outside expectations

January 15, 2020

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED, that a proposed ordinance described in the enclosed 'Notice of Hearing' would change the current zoning of the identified real property from Urban Development District and High Density Residential District to a planned unit development district known as the Ridge View on Foster Planned Development District will be considered by the city planning commission and city council.

The City Planning Commission will be conducting a hearing on this request on Monday, January 27, 2020 at 12:00 pm (noon). The City Council will be holding first reading on the rezoning ordinance on Monday February 3, 2020 and the second reading and adoption of the proposed ordinance will be held on Tuesday, February 18, 2020, both council meetings will at 6:00 pm. All meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

I/We

Daniel Rhoads

OWNER

800 Firesteel Drive

ADDRESS

____ APPROVE

X

DISAPPROVE

No response will indicate approval.

COMMENTS: If this development along 8th Ave is supposed to fit the neighborhood, it should have similar homes, lot widths & sizes and no mixed use area at 8th + Foster. Makes no sense to not have extensions of existing Roland Lane + Firesteel and therefore forcing all the traffic onto 8th Ave for 3 blocks. This will cause traffic congestion + make an emergency vehicle challenging to access. This will also decrease property values of everyone along 8th Ave with the dwellings proposed - Keep both sides of 8th Ave zoned R1 + decrease the number of lots along 8th Ave to allow bigger + more attractive homes. Thanks
Outside expectations

City of Mitchell | Public Works
612 North Main Street | Mitchell, SD 57301
Phone: 605-995-8433 | Fax: 605-995-8410
CityOfMitchell.org



January 15, 2020

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED, that a proposed ordinance described in the enclosed 'Notice of Hearing' would change the current zoning of the identified real property from Urban Development District and High Density Residential District to a planned unit development district known as the Ridge View on Foster Planned Development District will be considered by the city planning commission and city council.

The City Planning Commission will be conducting a hearing on this request on Monday, January 27, 2020 at 12:00 pm (noon). The City Council will be holding first reading on the rezoning ordinance on Monday February 3, 2020 and the second reading and adoption of the proposed ordinance will be held on Tuesday, February 18, 2020, both council meetings will at 6:00 pm. All meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

I/We Collin Kowall
OWNER

1407 Bridle Dr. Mitchell, SD 57301
ADDRESS

☐ APPROVE

☒ DISAPPROVE

No response will indicate approval.

COMMENTS:

Outside expectations



January 15, 2020

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED, that a proposed ordinance described in the enclosed 'Notice of Hearing' would change the current zoning of the identified real property from Urban Development District and High Density Residential District to a planned unit development district known as the Ridge View on Foster Planned Development District will be considered by the city planning commission and city council.

The City Planning Commission will be conducting a hearing on this request on Monday, January 27, 2020 at 12:00 pm (noon). The City Council will be holding first reading on the rezoning ordinance on Monday February 3, 2020 and the second reading and adoption of the proposed ordinance will be held on Tuesday, February 18, 2020, both council meetings will at 6:00 pm. All meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

I/We Paul Holm Marla J. Holm
OWNER

804 FIRESTEEL DRIVE, MITCHELL, S.D. 57301
ADDRESS

____ APPROVE

 X DISAPPROVE

No response will indicate approval.

COMMENTS:

Outside expectations

January 15, 2020

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED, that a proposed ordinance described in the enclosed 'Notice of Hearing' would change the current zoning of the identified real property from Urban Development District and High Density Residential District to a planned unit development district known as the Ridge View on Foster Planned Development District will be considered by the city planning commission and city council.

The City Planning Commission will be conducting a hearing on this request on Monday, January 27, 2020 at 12:00 pm (noon). The City Council will be holding first reading on the rezoning ordinance on Monday February 3, 2020 and the second reading and adoption of the proposed ordinance will be held on Tuesday, February 18, 2020, both council meetings will at 6:00 pm. All meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

I/We DAVID M. FRANGER
OWNER

1624 E. 8TH AVE, MITCHELL
ADDRESS

 APPROVE

X DISAPPROVE

No response will indicate approval.

COMMENTS:

WE ARE CONCERNED BY THE ABRUPT TRANSITION OF LARGER LOTS AND LARGER HOMES ON THE (N) SIDE OF 8TH AVE TO 60 FOOT LOTS WITH HOMES 6 FEET APART ON THE (S) SIDE OF 8TH. OTHER CONCERNS CENTER ON INCREASED TRAFFIC ON 8TH AVE FORCED BY ROUTING OF TRAFFIC TO THE (N)-(S) STREET PROPOSED ON THE (E) SIDE OF THE DEVELOPMENT. AT A MINIMUM, WE WOULD LIKE TO SEE LARGER LOTS (MINIMUM OF 100' FRONTAGE) ZONED R-1 ON THE (S) 8TH AVE FRONTAGE. *Outside expectations*